

PLANNING REF : 260457
PROPERTY ADDRESS : Westbourne House
: Norton Road, Riseley, Berks
: RG7 1QS
SUBMITTED BY : Mr Andrew Warner
DATE SUBMITTED : 21/03/2026

COMMENTS:

I wish to object to Planning Application 260457 - Land to South West of 1 Norton Road Riseley RG7 1SH. My objections are as follows:

1. Taken together with the existing re-developed property at 1 Norton Road, the two houses will completely overwhelm immediately neighbouring properties Jalna, Lillydale and no.6 Norton Road, each of which is a small bungalow.
2. The proposed development splits the land which is currently part of 1 Norton Road into 2 creating 2 dwellings, each of which is significantly larger than the single, period cottage they replace. Originally 1 small, 1-2 bed cottage, has already been replaced by a 3 bed refurbished house & further development would produce a further 4 bed dwelling. Development this extensive to maximize the size of the properties relative to the plot size replaces green space with brick, concrete and hard standing and is not in keeping with the rural nature of Riseley village or the Riseley Village Design Statement.
3. This proposal is for a larger in height dwelling than immediately surrounding bungalows and neighbouring houses on same side of Norton Road. the proposed dwelling with associated car ports / garages will overwhelm surrounding and neighbouring houses and look out of context.
4. Access to the proposed property is on a blind corner with the access road (Norton Road) being a narrow lane (in part only a single car width) and no pavements. It is likely that the proposed property will cause further congestion on this blind corner, increasing the risk for residents and other road users. In this context it is worth noting that Norton Road is regularly used by children to access the playing fields on the Odiham Road.
5. This proposal's vehicular access point onto Norton Road is too close to the Norton Road blind corner proceeding to Basingstoke Road. I have observed near misses where cars enter Norton Road from Basingstoke Road, having to rapidly brake as they meet oncoming cars proceeding down Norton Road to turn right at blind bend to Basingstoke Road. Cars cannot safely pass each other on Norton Road. I have also observed cars who use Norton Road as a 'Ratrun' in peak travel times, to gain an advantage by not queuing at the Link Road between Wellington Country Park and A33 Swallowfield Bypass roundabout. These drivers do not drive up or down Norton Road with any caution or care for pedestrians using Norton Road
6. Although, parking spaces have been provided, it is nevertheless extremely likely that overflow parking onto Norton Road will result. The original single small cottage appears to have only housed a single vehicle on its land in the past, but now we could anticipate at least 2 vehicles at the refurbished house & a further 4 vehicles associated with the proposed 4 bed house next to the refurbished

house. Norton Road is a very narrow lane without pavements and there are already significant access issues. Local authority refuse carts and other service vehicles are unable to access the lower end of the road due to parked vehicles with the result that some residents are required to wheel their bins to the end of the road for collection. It is also to be noted that access to my own property has previously been blocked by emergency vehicles seeking to attend at Jalna or other properties in the area of the site. Ditto with delivery vehicles.

Riseley village does not have mains gas and oil deliveries to my property have sometimes been missed due to access issues caused by parked vehicles in Norton Road. It is almost inevitable that the property will further exacerbate this difficult access situation.